
Fire Station No. 3

PROJECT STUDY & SITE EVALUATION

February 2007



**CITY OF
WEST LAFAYETTE**

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INTRODUCTION

The following report summarizes the project study and site evaluation that was completed in order to determine the best approach to provide fire coverage and emergency response for the City of West Lafayette, Indiana.

The study focuses on three main questions:

1. WHY? Can two fire stations provide adequate response times for the entire city, including the newly annexed areas, or is it necessary to add a fire station?
2. WHERE? If a third station is warranted, where is the best location to maximize response?
3. HOW? What should be the action plan in proceeding with the new station construction?

The report is not intended to be a comprehensive appraisal of all departmental operations, but rather a necessary review of the key components and issues pertaining to the study questions.

The report was compiled by the City Engineer's Office with the assistance of the Fire Department and various other city departments.

BACKGROUND

EXISTING STATIONS & COVERAGE AREAS:

The City currently operates two (2) existing fire stations which provide fire coverage for the city. Fire Station No. 1 is located at 300 North Street on the corner of North St. and Northwestern Ave. Fire Station No. 2 is located at 531 W. Navajo Street on the corner of Salisbury and Navajo Streets.

The Insurance Service Office (ISO) grades a fire department on a number of important characteristics and criteria. They then compile an overall score or ISO Rating for the department and its response area. The distribution of fire stations, personnel, equipment, fire engines and ladder companies, and their ability to respond to incidents within a specified time are all key components in this evaluation.

Exhibit 1 shows the locations of the two existing fire stations and the approximate 1.5 mile (3.5 minute) response areas as recommended by the ISO.

ANNEXATION, ZONING & DEVELOPMENT:

In 2006, the City completed an annexation of approximately 1200 Ac. to the north of the existing city limits. Exhibit 2 shows the existing zoning map for the annexation area.

While much of this area is undeveloped land currently used for agricultural crop production, there are several residential developments in progress:

- Prophet's Ridge Subdivision (40 Ac. – 183 lots)
- Lauren Lakes Planned Development (230 Ac. – 673 lots)
- Villas at Stonebridge Planned Development (36 Ac. – 92 units)

Within the annexation area, all land east of Salisbury Street is privately owned and zoned to allow future residential development. The majority of new development in this area is expected to be low to moderate density, single family homes with typical residential wood-frame construction. Currently there are approximately 475 Ac. used for agricultural crop production in this area, all of which are zoned to allow future residential development (R1).

All annexed land west of Salisbury Street is owned by the Trustees of Purdue University or the Purdue Research Foundation. Much of this area is already planned as part of Phase 3 of the Purdue Research Park. Development here is expected to be similar to the recent construction within the Research Park; modern office complexes with fire resistive construction and fire sprinkler protection systems.

NEEDS ASSESSMENT

A review of Exhibit 1 demonstrates that existing fire station locations provide an appropriate balance in coverage for the previous city limits. Ideally, the ISO recommends that 90% of incidents fall within a 3.5 minute (210 sec.) drive time for the responding fire station. The ISO defines the driving distance for an engine company as 1.5 miles within the allowable drive time of 3.5 minutes.

While the existing station layout provided an excellent response coverage level for the previous city limits, when the annexation area is considered, response distances and times go well beyond ISO recommendations. The travel distance from Fire Station No. 2 to the northeast corner of the new city limit is just over 3.5 miles.

Many large residential neighborhoods north of Sagamore West are considered a moderate risk for fire and the frequency of incidents. It is imperative to provide adequate fire coverage for the existing and developing neighborhoods within this area of the city.

EXISTING SUBDIVISIONS:

- Bar Barry Heights Subdivision (130 Ac. – 368 lots)
- University Farms Subdivision (222 Ac. – 598 lots)
- Avondale Subdivision (22 Ac. – 68 lots)
- Plaza Parks Subdivision (52 Ac. – 146 lots)
- Amberleigh Village Planned Development (46 Ac. – 181 lots)
- Westport Planned Development (28 Ac. – 88 lots)

DEVELOPING SUBDIVISIONS:

- Arbor Chase Subdivision (160 Ac. – 354 lots)
- Prophets Ridge Subdivision (45 Ac. – 183 lots)
- Lauren Lakes Planned Development (230 Ac. – 673 lots)
- Villas at Stonebridge Planned Development (36 Ac. – 92 units)

It is also important to provide coverage to the numerous medical and adult care facilities located north of Sagamore West.

CARE FACILITIES:

- Westminster Village (200 residents)
- George Davis Manor (130 residents)
- Friendship House (200 residents)
- Greentree (80 residents)

Care facilities are not considered as a high fire risk, but they are a high risk for the frequency medical-related calls.

It should also be noted that during peak traffic hours, Sagamore West (US52) creates a barrier which often increases response times to the north from Fire Station No. 2.

FIRE STATION No. 1:

Fire Station No. 1, located at the corner of Northwestern Ave. and North Street is two blocks from the Purdue University campus and near the center of the highest population density in the city. The historic building was originally constructed in 1917 making it one of the oldest operating fire stations in the state of Indiana. Additionally, the fire department has recently started a renovation to modernize the kitchen and living areas.

The location also has excellent access to major streets and arterials.

Given the above factors and the proximity to such a large population, Fire Station No. 1 should not be considered for relocation. Exhibit 3 shows a closer view of the 1.5 mile response area for Fire Station No. 1.

FIRE STATION No. 2:

Fire Station No. 2 is located on the corner of Salisbury and Navajo Streets. Exhibit 4 shows a closer view of the 1.5 mile response area for Fire Station No. 2. The location has good access to major arterials and streets, but response time can be hindered during peak traffic periods.

An analysis of the existing location and response capabilities proves it to be critical for several reasons:

1. The response capabilities to the south are adequate and have relatively good cross-coverage capabilities with Fire Station No. 1.

2. Response times in areas to the west are somewhat hindered by the network of existing streets. As a result, Blackbird Farms Subdivision and McCormick Place Apartments fall just beyond the 1.5 mile driving distance. Relocating the station north or east will increase this shortfall.
3. Response times to the east are adequate and good coverage is provided for the cul-de-sac streets along Happy Hollow Road. Relocating the station north or west will result in these areas falling outside the 1.5 mile driving distance.
4. With the exception of the northeast corner University Farm subdivision and all of Westport subdivision, response times to the north are adequate for the large residential developments. However, as development continues north of Kalberer Road in Arbor Chase, Prophets Ridge, Lauren Lakes and the Purdue Research Park; response capabilities quickly become inconsistent and unpredictable. Many of these areas fall well beyond the 1.5 mile driving distance.

The relocation farther north of Station #2 would be necessary if the city chose to continue to only operate 2 stations.

Exhibit 5 shows that Station 2 would need to be located somewhere east of Salisbury St. near Kalberer Rd to maximize response times for fire and first responder service. This would create a significant gap between the two response areas. The gap would severely isolate the Blackbird Farms, Wabash Shores and Happy Hollow neighborhoods. It would also move the city's main commercial business district along Sagamore West outside the 1.5 mile response distance from either fire station.

Given the above rationale, construction of a third fire station should be evaluated.

A THIRD FIRE STATION

SITE OPTIONS:

With the possibility of adding a third fire station, a review and study of potential locations is necessary in order to determine the optimal location. Exhibit 6 shows a summary of locations identified as options which warranted additional study.

- Option 1** - West side of Salisbury St. (1/2 mi. north of Kalberer Rd.)
- Option 2** - North side of Kalberer Rd. (1/4 mi. west of Salisbury St.)
- Option 3** - West side of Salisbury St. (400' south of Kalberer Rd.)
- Option 4** - North side of Kalberer Rd. (500' west of Soldiers Home Rd.)
- Option 5** - North side of Kalberer Rd. (1/4 mi. west of Soldiers Home Rd.)

For the purpose of this study, 'optimal' shall mean the location that provides the best overall combination of a number of important site selection criteria.

Those include:

- Response area capabilities
- Location of existing stations
- Accessibility to utilities
- Size and orientation of land
- Location to existing and future arterial and collector streets
- Availability of land
- Proximity to greatest fire risks and number of incidents

OPTION 1:

Site option 1 is located on the west side of North Salisbury St. approximately ½ mile north of Kalberer Road. Exhibit 7 shows the location has advantages given its proximity to existing arterials and future collector streets; however there are a few key shortfalls that hinder response time and constructability at this location.

Pros:

- Site directly accesses Salisbury St.
- Site will be near future collectors
- Land Owner: Purdue University
- Response capability for majority of annex area and PRP
- Some cross coverage with Sta. 2 for care facilities and existing neighborhoods
- No relocation of homeowners or demolition of existing development

Cons:

- Sanitary sewer service is not readily available
- Response distance to Westport > 2.0 mi.
- Response distance to Prophet's Ridge > 2.7 mi.
- Response distance to Stonebridge > 2.8 mi.
- Part of Lauren Lakes > 1.5 mi. response distance
- Response capabilities for a large part of unincorporated Tippecanoe County
- Increased noise to surrounding neighborhoods
- Existing Zoning: R1 (Special Exception Req'd.)

Preliminary discussions with Purdue University and PRF indicated a general willingness for a possible land trade or donation of between 2 to 5 acres. Even so, the lack of sanitary sewer service will require a significant investment, temporary or long-term, in order to build at this location.

The response capabilities to the existing developments of Westport, Prophet's Ridge and Stonebridge are not within the desired 1.5 mile driving distance.

In addition, the location is on the extreme northern line of the new city limits and thereby provides response capabilities to a large part of unincorporated Tippecanoe County. This extra coverage provides no benefit to the annexation area or the City. Since there are no long term plans for this area to be annexed or to be served by the West Lafayette Wastewater Utility, Option 1 should be discarded from further consideration.

OPTION 2:

Option 2 is located on the north side of Kalberer Rd. approximately ¼ mile west of Salisbury St. Amberleigh Village Subdivision and the West Lafayette Parks Barn are on the south side of Kalberer Rd. directly across from this location. Exhibit 8 shows a closer view of the response capabilities Option 2.

Pros:

- Site directly accesses Kalberer Rd.
- Site will be near future collectors
- Land Owner: West Lafayette Parks Fnd.
- Response capability for all of PRP
- Response distance to Westport < 1.5 mi.
- Large cross coverage with Sta. 2 for care facilities and existing neighborhoods
- Access to utilities
- No relocation of homeowners or demolition of existing development

Cons:

- Response distance to Prophet's Ridge > 2.2 mi.
- Response distance to Stonebridge > 2.3 mi.
- Majority of Lauren Lakes > 1.5 mi. response distance
- A large part of the undeveloped R1 land > 1.5 mi. response distance
- Response capabilities for a large part of unincorporated Tippecanoe County (both north and west)
- Shape of property will create site design shortcomings with building orientation and access
- Increased noise to surrounding neighborhoods
- Existing Zoning: R1 (Special Exception Req'd.)

This site option also has excellent access to both existing arterials and future collectors. The minimal depth and shape of the property will force the building to have a narrow design and may necessitate a variance for the front building setback line. To allow a 'drive-thru' garage orientation, the site will require a horseshoe drive layout with the building situated in the center. These issues hinder the ability to design a functional fire station with appropriate architecture.

The site does provide an acceptable response distance to Westport, however Prophet's Ridge and Stonebridge are still well beyond the 1.5 mile threshold. Almost all of Lauren Lakes would also fall beyond the 1.5 mile distance, yet a large portion of unincorporated county would be within the response area.

Even though the land acquisition for this parcel may be less complicated, there are serious misgivings with this location. Given the site design challenges and the increased distance to the developments in the northeast, Option 2 should be discarded from further consideration.

OPTION 3:

Option 3 is located near the corner of Kalberer Rd. and Salisbury St. On southeast corner of this intersection is a stormwater detention pond which would need to be replaced or reconstructed if the station were constructed at the immediate corner. The best potential building site for option 3 lies between the stormwater pond and the soccer fields. (See Exhibit 9)

Pros:

- Site directly accesses Salisbury St.
- Site has good access to major streets
- Land Owner: West Lafayette Parks Dept.
- Response capability for majority of PRP
- Response distance to Westport < 1.5 mi.
- Large cross coverage with Sta. 2 for care facilities and existing neighborhoods
- Access to utilities

Cons:

- Response distance to Prophet's Ridge > 2.1 mi.
- Response distance to Stonebridge > 2.2 mi.
- Majority of Lauren Lakes > 1.5 mi. response distance
- A large part of the undeveloped R1 land > 1.5 mi. response distance
- Response capabilities for a large part of unincorporated Tippecanoe County (both north and west)
- Use of property requires demolition of existing parks house
- Increased noise to surrounding neighborhoods
- Existing Zoning: R1 (Special Exception Req'd.)

This site location also provides an appropriate response distance to Westport, but it is no better suited to reach Prophet's Ridge, Stonebridge or Lauren Lakes. It may be possible to modify the existing pond at the corner to gain access to both Salisbury St. and Kalberer Rd., but not without substantial site work cost.

This location is marginally better than option 2, but should not be considered further since it would require the demolition of the existing house and not provide optimal response times to the residential areas within the annexation.

OPTION 4:

Option 4, shown in Exhibit 10, is located near the corner of Kalberer Rd. and Soldiers Home Rd. The Maple Ridge Community Church currently owns an 8 acre lot on the northwest corner of this intersection. The Church has completed a design for this site, but has not begun development. The location offers many opportunities, but would require an extensive amount of communication and cooperation between the Church and the City.

Pros:

- Site directly accesses both Kalberer Rd. and Soldiers Home Rd.
- Site has good access to major streets
- Response distance to Westport < 1.5 mi.
- Response distance to majority of Prophet's Ridge, Stonebridge, and Lauren Lakes < 1.5 mi.
- Large cross coverage with Sta. 2 for care facilities, existing neighborhoods and apartments along Soldiers Home Rd. & Happy Hollow Rd.
- Access to utilities
- No relocation of homeowners or demolition of existing development
- Minimal response coverage to unincorporated Tippecanoe County

Cons:

- Large part of PRP > 1.5 mi. response distance
- Land Owner: Maple Ridge Community Church
- Increased noise to surrounding neighborhoods
- Existing Zoning: R1 (Special Exception Req'd.)

The location provides the ability to reach the majority of the current and future residential development in the annexed area. It also provides the opportunity to access both Soldier's Home Rd. and Kalberer Rd. The location affords good cross coverage with Fire Station 2 for the existing developments between Sagamore West and Kalberer Rd.

One of the greatest shortcomings with this site is that a large part of the Purdue Research Park lies beyond the 1.5 mile driving distance. In some measure, this concern is offset by two factors; first, Kalberer Rd. provides direct access along a major arterial to the heart of the research park. Second, building construction within the research park will continue to be of fire-resistive materials with structures equipped with modern fire suppression systems.

The other main challenge with this location is one of land ownership. Informal contact with the church indicated a willingness to discuss the issue, but also a hesitancy to change building sites a second time. In 2003, the Church exchanged property with PRF for land on the north side of Kalberer Rd. The former church property on the south side was sold by PRF and later developed as St. Joseph Court Subdivision.

Option 4 should be retained for further consideration as a possible site alternate.

OPTION 5:

Option 5, is located immediately west of option 4, on the north side of Kalberer Rd. Exhibit 11 shows that this location sits inside Arbor Chase subdivision on the east side of Westmoreland Dr. Lindberg Properties, LLC is the developer of Arbor Chase and current owner of the platted lots within this section of the subdivision.

Pros:

- Site directly accesses Kalberer Rd.
- Site has good access to major streets
- Response distance to Westport < 1.5 mi.
- Large cross coverage with Sta. 2 for care facilities, existing neighborhoods and apartments along Soldiers Home Rd.
- Access to utilities
- No relocation of homeowners
- Minimal response coverage to unincorporated Tippecanoe County

Cons:

- Large part of PRP > 1.5 mi. response distance
- Response distance to majority of Prophet's Ridge, Stonebridge, and Lauren Lakes > 1.5 mi.
- Land Owner: Lindberg Properties, LLC
- Loss of platted building lots
- Increased noise to surrounding neighborhoods
- Existing Zoning: R1 (Special Exception Req'd.)

This site option provides similar response capabilities as Option 4. Since the location is farther west, response times to some areas of the research park are slightly improved, while significant areas in Lauren Lakes, Prophet's Ridge and Stonebridge are reduced.

The increased distance from Soldier's Home Rd. also eliminates the opportunity to have access on two primary arterial streets.

In order to have sufficient land, it would be necessary for the City to purchase several residential building lots (4 to 6) as platted within this section of Arbor Chase. Locating a fire station inside this subdivision may also reduce the sale price of surrounding building lots beyond those purchased for the project. A re-plat of this section of the subdivision would be necessary in order to appropriately define lot lines, easements, outlots, and buffer areas.

Initial conversations with the developer have suggested that they are willing to assist the City in any way possible, as long as they are justly compensated for the land, their improvements and any damages.

Option 5 should also be retained for additional consideration as a potential site alternate.

SITE RECOMMENDATION

As previously discussed, Options 1, 2 and 3 have been discarded from further consideration since they do not allow adequate response distances to the residential areas of the annexation.

All of the site options have two common negatives:

1. R1 Zoning – By ordinance, a fire station is required to have a special exception to be located in any residential zone. Cases for special exceptions are heard and determined by the Tippecanoe County Board of Zoning Appeals.
2. Noise – All options will create an increase in the number of noise events for surrounding neighborhoods and developments. As a result of emergency runs and fire calls to, from, and within this area, warning sirens have become a part of everyday life, just like every other growing city in the world.

Because these two factors are common for all site options, they do not have an individual impact on the selection of the optimal location.

OPTIMAL SITE:

Of the remaining locations, Option 4 best meets the desired response capabilities for both the existing and future developments within the annexation area. For this reason, Option 4 should be considered the optimal location for Fire Station No. 3. Discussions with the church should continue in order to evaluate the issues that need to be addressed in order to proceed with this site.

ALTERNATE:

While Option 5 is a viable location for a third fire station, it does not provide an optimal combination of the site selection criteria. Land costs will likely be as high as with Option 4, and construction would remove existing building lots from the City. Option 5 should be retained as a second alternative in the event that an agreement cannot be reached between the Church and the City.

ACTION PLAN

After completion of the site survey and comparative analysis, a series of meetings and communications have begun between the City and the land owners of Option 4 - Maple Ridge Community Church (MRCC) and Option 5 – Lindberg Properties, LLC (LP).

PARTNERING:

From the City's initial contact with each entity, there has been a tremendous amount of cooperation from both MRCC and LP. Both groups have chosen to put the public welfare as paramount over their individual benefits. Both have expressed their questions, concerns and opinions in a manner that has allowed this cooperation to move forward.

This action plan truly is a proud example of how civic minded businesses and organizations within our community can jointly collaborate to accomplish results which are much greater than the sum of the individual parts. The City of West Lafayette very much appreciates their collaboration in this project.

ACTION PLAN:

As a result of various discussions, the City has developed the following action plan:

1. *MRCC has agreed to exchange property at Kalberer Rd. for property on CR75 East currently owned by LP.*

The overriding concern of the Church is maintaining their present state of project development so as not to delay construction. Additional land, beyond the size of their existing lot, is not necessary for them to begin construction.

For MRCC to be willing to change locations, they needed to be assured of several items:

- There is a suitable location within the city limits, preferably north of Kalberer Rd. and East of Salisbury St. which they can acquire.
- The location should be no smaller than the current (MRCC) property with similar access to streets, utilities, and their congregation.
- The new site would accommodate their current design with little or no modification.
- Any additional costs (such as soil borings) for changing sites would be included in the transfer.
- The transfer will be contingent on the several additional elements under the action plan.

2. *The City will acquire the optimal location (Option 4) to build Fire Station No. 3 and begin construction in the shortest possible time frame.*

The main objective for the city is to quickly move from a site evaluation & planning effort into a building construction phase. In order to begin construction on the optimal site, several steps must be accomplished:

- The City will petition for a rezone of Lot #354 from R1 to PDNR. The proposed Planned Development will consist of:
 - Three (3) residential building lots along Westmoreland Drive
 - Appx. 2.5 Ac. parcel for Fire Station No. 3
 - Appx. 4 Ac. parcel for a neighborhood business development
 - The City will appraise and purchase approximately 2.5 Ac. from LP for construction of Fire Station No. 3.
3. *LP has agreed to exchange property with MRCC and allow the City to purchase land needed for construction of Fire Station No. 3. They will also develop the 3 residential lots as a part of Arbor Chase Subdivision and develop the commercial use in accordance with the planned development.*

The main concern of LP is to protect their investment in Arbor Chase Subdivision. They also want to ensure that the City can provide high-quality fire protection for their development as well as the surrounding neighborhoods.

For LP to be willing to participate in this action plan, they needed to be assured that they City would support both the action plan and the rezoning of Lot #354. They will be exchanging 20 Ac. of residential land for 8 Ac. of mixed use property, 2.5 Ac. of which will be sold to the City. They benefit from the 3 additional lots for Arbor Chase and the ability to develop a commercial use at this location.

Their greatest benefit is to ensure that this location will be developed with their participation and management, thereby protecting the investment in their developments at Arbor Chase Subdivision.

PLANNED DEVELOPMENT REZONE:

Perhaps the greatest key to this action plan is the need to rezone the property from R1 to PDNR. This rezone is vital to for many reasons:

- The planned development zoning will permit a neighborhood business development to be constructed at the corner of Soldiers Home Rd. and Kalberer Rd. This not only balances the land exchange between MRCC and LP, but it allows LP guarded oversight to protect their developments in Arbor Chase.
- The surrounding neighborhoods will be protected from intrusive and undesirable commercial uses such as gas stations and large grocery stores. These uses will be prohibited under the restrictions of the PD.
- The PD zoning also provides a means of limiting the lighting levels, hours of operation, parking, and minimum architectural standards.
- It precludes the need to obtain a special exception for the fire station in a residential zone.
- It creates an opportunity to provide a logical progression and buffering between residential, fire station, and neighborhood business uses.
- Small pockets of Neighborhood Business are important elements that increase the vitality of the community by directly serving the needs of the neighborhoods which surround them.

Exhibit 12 shows a Draft Plan of the proposed Planned Development.

As additional details of the planned development are determined and negotiated, the plan will eventually be discussed by the Tippecanoe Area Plan Commission. They will make a recommendation to the West Lafayette City Council whether or not to approve the rezone. It is essential that City Council Members: understand this action plan and have the opportunity to ask questions and provide input. Ultimately, the approval of this action plan rests with their vote on the planned development.

ALTERNATE PLAN:

Should the rezone request be turned down by the City Council, the City should then appraise and acquire both the proposed fire station site and the commercial site. (Appx. 6.5 Ac. Total) Obviously, this would greatly increase land acquisition costs and delay the start of construction. It would also require the City to petition the Board of Zoning Appeals for a Special Exception.

While the entire 6.5 Ac. would not be needed for the fire station, it is feasible that the unused area could eventually be used as a trail head destination with a small park. Given the anticipated land costs, it would be an expensive use for this property.

FUNDING:

Another key issue of the action plan is that of funding. Since a large portion of the response area from this fire station will fall within the existing Kalberer-Cumberland-Blackbird Tax Increment Financing District (KCB TIF), construction of this station can be considered as contributing to the benefit of the district.

As such, the City should request the West Lafayette Redevelopment Commission (WLRDC) to participate, if not champion, the funding for construction of Fire Station No. 3. Financial involvement by the WLRDC will lessen impacts on general fund and other property tax sources.

Preliminary cost estimates have been completed and indicate that an appropriate project budget should be in the \$3M to \$3.5M range. A review of the KCB TIF funding capabilities has verified the ability of the district to finance a project of this size.

Funding will be necessary for many items, including but not limited to the following:

| | |
|-----------------------------|-------------|
| Engineering and Design | \$320,000 |
| Land Acquisition | \$180,000 |
| Construction and Inspection | \$2,400,000 |
| Equipment | \$100,000 |
| Contingencies | \$500,000 |
| <hr/> | |
| TOTAL: \$3,500,000 | |

As planning continues, more detailed cost estimates and budgets will be prepared.

The exact amount and value of the land will have a large impact on the overall project budget. The design of the station and available construction budget should adjust as needed to maintain the project within the above scope of funding.

CONCLUSION

In summary, the site evaluation, site recommendation and proposed action plan will provide the City of West Lafayette with excellent fire protection and emergency response for generations to come.

It is an aggressive plan that has been compiled with careful consideration of timelines, feasibility, costs, impacts and public welfare.

Time is of the essence. The annexation of this area became effective on August 17, 2006. By the terms of the annexation, the City is required to provide emergency response and fire protection within one year of the annexation, or August 17, 2007.

It is strongly recommended that the West Lafayette Fire Department begin response to the annexation area immediately. The department should coordinate with the Battleground Volunteer Fire Department and to automatically assist with mutual aid on all fire calls. The recent fire at Lauren Lakes only emphasizes the need for the City to be proactive.

As the City moves forward, continued communication, cooperation and partnering will be necessary by all parties in order to best serve the citizens of West Lafayette.